



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
August 13, 2018 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:00PM.

2. ROLL CALL:

At the request of Mr. Sanden, Mr. Sadlowski conducted the roll call, noting that the following individuals were present: George Closson, Jerry Martinez, Barbara Wilkes, and Alternate Lee Thomsen.

It was noted that Art Melycher and Pete Marchand were absent excused. Mr. Thomsen was seated for Mr. Melycher.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. PUBLIC HEARINGS:

None.

5. OLD BUSINESS:

None.

6. NEW BUSINESS:

**A. PZC#18-15 – Special Permit – 177 Danbury Quarter Road Owner: Judith Ehrman-Shapiro
Applicant: Judith Ehrman-Shapiro Proposal: Home Occupation.**

At the applicant's request, the public hearing was scheduled for the regular meeting following the next.

MOTION: Mr. Closson, Mr. Sanden second, to accept Application PZC#18-15 – Special Permit – 177 Danbury Quarter Road Owner: Judith Ehrman-Shapiro Applicant: Judith Ehrman-Shapiro Proposal: Home Occupation and schedule a public hearing for September 10, 2018; unanimously approved.

7. APPROVAL OF MINUTES – July 23, 2018:

MOTION: Ms. Wilkes, Mr. Sanden second, to approve the July 23, 2018 Minutes; Motion approved with Mr. Sanden, Ms. Wilkes and Mr. Martinez voting aye while Mr. Closson and Mr. Thomsen abstained.

8. COMMUNICATIONS:

None.

9. TOWN PLANNER'S REPORT:

Mr. Sadlowski reported that the Sue Grossman Trail Extension is moving forward but noted that the U.S. Army Corp of Engineers will likely be seeking some type of compensation for the wetlands that are being filled in. He noted that a new Vietnamese restaurant, Mama Pho, is opening soon.

Mr. Sadlowski reported that Winsted Edgeworks is working on obtaining their permits but in the meantime were cleaning up the area, painting beams, and working on designing the roof. He noted that he had an upcoming meeting with Mr. Lyman regarding a Certificate of Occupancy at 10 Bridge Street. Mr. Sadlowski reported that the American Mural Project had some minor changes in their site plan including the location of their sidewalk.

Mr. Sadlowski reported that Sucker Brook Bridge would likely undergo repair work next summer. He noted that the Lanson Road Bridge is going to be redone soon, too. He noted that the Holabird Avenue Bridge should be completed sometime in October.

Mr. Sadlowski updated the Commission regarding the property with cows in Winchester center. He noted that he had hand-delivered a letter advising the new owner about the requirements under the Zoning Regulations relative to owning cows after the letter he had mailed had been returned undelivered.

10. OTHER BUSINESS:

A. Discussion/Possible Action: Short Term Rentals.

Mr. Closson updated the Commission regarding Short Term Rentals after having four meetings and one public information session following an online survey. While many communities define short term to mean thirty days or less, the consensus of the Committee deemed short term as three days or less, according to Mr. Closson.

Ms. Wilkes explained that shared driveways seemed to be the biggest issue relative to short term rentals. She opined that any rental for less than one month ought to be reviewed through some type of permitting process.

Mr. Sanden reminded the Commission that people have always rented summer homes at Highland Lake and that regulating stays less than a two-week duration may be found restrictive to the long historical practice. Mr. Martinez noted that the challenge is to maintain the integrity of single-family residences, especially in dealing with transient stays. He also discussed how the value of a home, that neighbors a short-term rental, is affected.

Mr. Thomsen questioned whether the concept of regulating short term rentals would be limited to the Highland Lake area. It was noted that it would need to be the whole town. Mr. Closson agreed, noting that by regulating this practice through a Special Permit application, neighbors would be informed of the practice and the Commission could thereby consider all of the various factors including the effects to traffic.

Mr. Closson opined that the Town ought to be proactive rather than reactive.

Mr. Closson, Ms. Wilkes, and Mr. Martinez suggested that there ought to be regulations created in this regard.

Mr. Sanden questioned who will enforce these regulations.

Ms. Wilkes noted that property owners ought to be responsible for posting rules and regulations at the property for the benefit of the renters.

Mr. Sanden questioned what position the Highland Lake Association has taken on the matter. Their position was not known by fellow commissioners. Mr. Sanden noted that it was surprising that they have not weighed in. It was noted that a public hearing will likely produce additional residents sharing their concerns.

The consensus of the Commission was to draft proposed regulations relative to short term rentals and then hold a public hearing on the proposal. Mr. Closson agreed to call another meeting of the subcommittee to draft a document to bring before this Commission.

11. ADJOURNMENT:

MOTION: Mr. Closson, Mr. Thomsen second, to adjourn at 8:00PM; unanimously approved.

**Respectfully submitted,
Pamela A. Colombie
Recording Clerk**